

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 16, 1969

Appeal No. 10087 C and R Company, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Arthur B. Hatton absent, the following Order of the Board was entered at the meeting on July 22, 1969.

EFFECTIVE DATE OF ORDER - Sept. 5, 1969

ORDERED:

That the appeal for permission to continue auto parking lot for 5 years at the rear of 925 - 25th Street, NW., lot 878, Square 28, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property has previously been used as a parking lot under Board Orders No. 6699, 7250 and 7696, Certificate of Occupancy B-46952.
3. Appellant proposes to continue the operation of the existing parking lot for a period of five (5) years.
4. The Department of Highways and Traffic offers no objection to the granting of this appeal.
5. Objection to the granting of this appeal was registered by property owners and residents adjacent to the parking lot property.

OPINION:

We are of the opinion that the continuance of this parking facility will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the Certificate of Occupancy shall not issue until the conditions hereinafter set forth in this Order are complied with.

OPINION Cont'd:

This Order shall be subject to the following conditions:

- [a] Permit shall issue for a period of five (5) years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
 - [b] All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
 - [c] An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
 - [d] Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
 - [e] No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
 - [f] All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
 - [g] No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
 - [h] Any lighting use to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.
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Appeal No. 10087
Sept. 5, 1969
PAGE 3


- [i] A raised panel type fence shall be provided.
- [j] Bumper stops shall be installed to prevent autos infringing on the fence to be provided.
- [k] Proper drainage is to be provided.
- [l] The access adjoining No. 23 Snows Court is to be moved to the west and the old access area is to be closed and fenced.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.